



**Sales - House - Marbella**  
**3.200.000€**

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**Ref.-ID: MIBGR5245633**

**Marbella**

**House**



**5**



**5**



**595 m<sup>2</sup>**



**1025 m<sup>2</sup>**

Exclusive Turnkey Villa Project in Xarblanca, Marbella Introducing an exceptional off-plan turnkey villa project in the highly sought-after residential area of Xarblanca, Marbella. This contemporary luxury residence has been meticulously designed to combine modern architecture, advanced technology, and a seamless indoor-outdoor living experience. Set on a generous 1,025 m<sup>2</sup> plot, the villa will offer 595 m<sup>2</sup> of built area distributed across two levels, along with an expansive 541 m<sup>2</sup> solarium featuring spectacular mountain and sea views. The project includes 5 spacious bedrooms and 5 beautifully designed bathrooms, as well as an elegant open-plan, fully fitted kitchen integrated into bright and airy living spaces. Planned features of this turnkey project include: Private heated swimming pool Landscaped private garden Underfloor heating throughout Aerothermal system Solar panels for enhanced energy efficiency A/C with heating Private elevator Garage for 2 cars Designed to deliver the highest standards of comfort and sophistication, this future villa promises an exceptional lifestyle in one of Marbella's most desirable locations. A perfect opportunity to secure a state-of-the-art home before construction begins.

**Setting**

✓ Close To Shops

**Orientation**

✓ South  
✓ West

**Condition**

✓ New Construction

**Pool**

✓ Private  
✓ Heated

**Climate Control**

✓ Air Conditioning  
✓ U/F Heating

**Views**

✓ Sea  
✓ Mountain

**Features**

✓ Near Transport  
✓ Private Terrace  
✓ Storage Room  
✓ Double Glazing

**Furniture**

✓ Not Furnished

**Kitchen**

✓ Fully Fitted

**Garden**

✓ Private

**Parking**

✓ Garage

**Utilities**

✓ Electricity  
✓ Drinkable Water

**Category**

✓ Off Plan











